

1909 E MARKET STREET

HARRISONBURG, VA 22801

PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$1,800,000
Price / SF:	\$129.07
Lot Size:	2.0 Acres
Year Built:	1989
Building Size:	13,946 SF
Zoning:	B-2

PROPERTY OVERVIEW

FOR SALE: 13,946 SF brick office building situated on 2 acres adjacent to Valley Mall in southwest Harrisonburg. Conveniently located near Route 33 and I-81. Was most recently used as a multi-tenant building.

PROPERTY HIGHLIGHTS

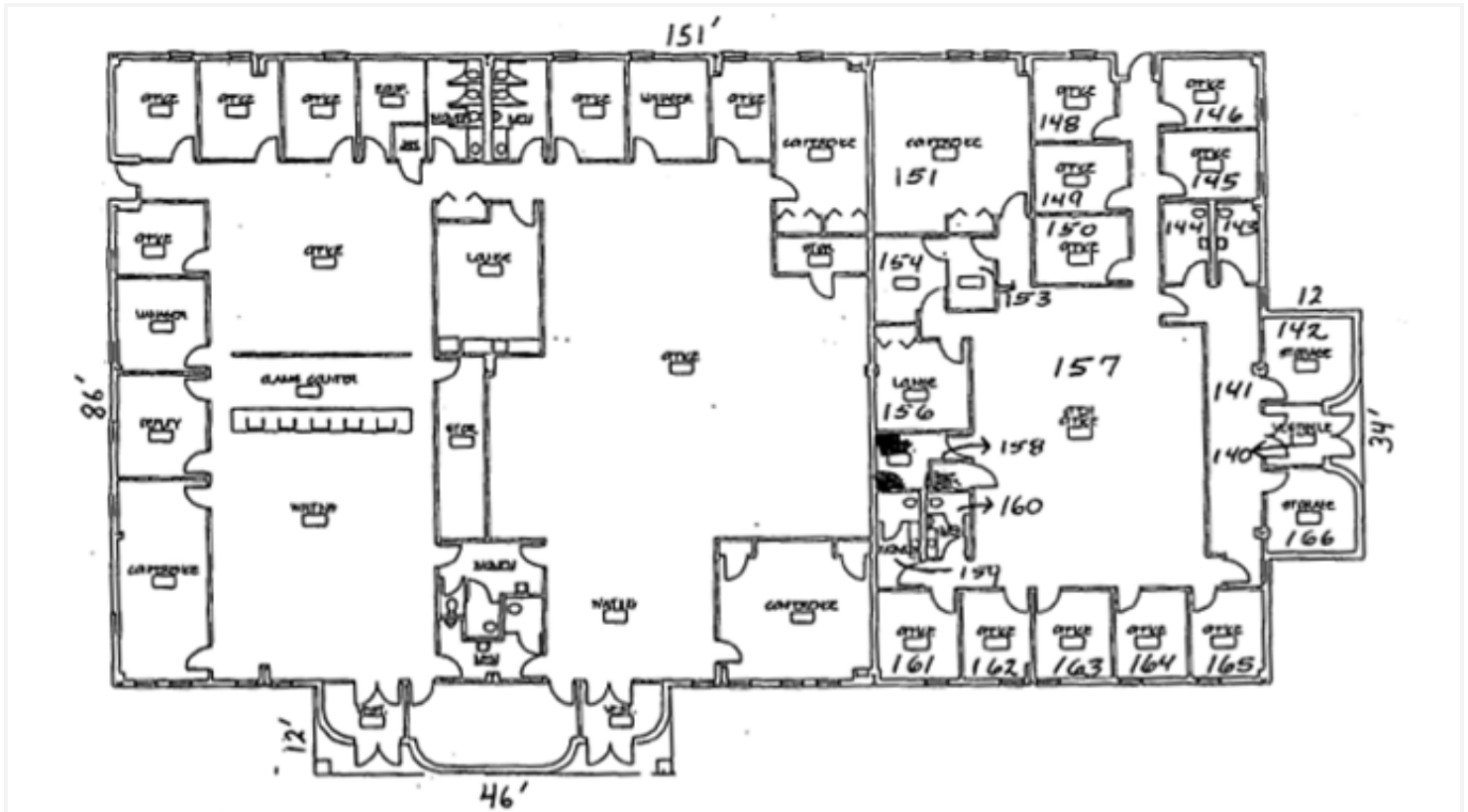
- 13,400 SF brick office building on 2 acre lot
- Generous 8/1,000 parking ratio
- Easy access from Valley Mall ring road (Target, Dicks, Belk, JC Penny)
- Large monument sign
- Close proximity to James Madison University, ~21,000 students

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,656	13,747	22,244
Total Population:	7,856	46,227	68,500
Average HH Income:	\$59,909	\$53,508	\$54,160

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ADDITIONAL PHOTOS



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AERIAL





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